

TOWN MANAGER
Ken Deal

TOWN CLERK
Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Charles Seaford

TOWN COUNCIL
Don Bringle
Arthur Heggins
Brandon Linn
Rodney Phillips
Steve Stroud

CHINA GROVE PLANNING BOARD MEETING
Minutes of Regular Meeting
Thursday, August 12, 2021

The China Grove Planning Board met on Thursday, August 12, 2021 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

Planning Board Members Present: David Morton, Chairman
Butch Bivens, Vice Chairman
Brie Bivens-Hager
Joel Maynor

Planning Board Members Absent: Natalie Morgan
Rodney Phillips
Jason Higgins

Staff Present: Pamela Mills, Town Clerk
Franklin Gover, Assistant Town Manager

Visitors: None

Roll Call and Recognition of Quorum

Chairman Morton called the meeting to order at 7:00 PM. The presence of a quorum was recognized at that time.

Approval/ Corrections of Minutes

Mr. Maynor amended the minutes to reflect he was present. Mrs. Bivens-Hager made the motion to approve the July 8th, 2021 minutes. Mr. Bivens seconded the motion, which carried unanimously.

Adoption of Agenda

Mrs. Bivens-Hager made the motion to adopt the agenda. Mr. Bivens seconded the motion, which carried unanimously.

Public Comment

None

2021-TA-02; Watershed Ordinance

a. Addition of High-Density Option Standards

Mr. Gover state the Town has three water supply watershed areas within it's planning and development jurisdiction. He stated water supply watersheds are drainage basins where the stream feeds a drinking

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water supply reservoir. He stated Cold Water Creek is a Water Supply Watershed Four (WS-IV). He stated this allows for 24% or 36% built upon area for development projects. He stated under the current ordinance the Town can allow 10% of the Cold Water Creek WS-IV to develop up to 70%, or 212 acres of development. He stated the Town's allocation will soon be exhausted and we must adopt the high-density option in order to meet our development goals. He stated the high-density option allows development beyond 24% or 36% as long as stormwater control measures are used to treat stormwater runoff capturing 85% of total suspended solids as required by NCDEQ. He stated the changes presented have been approved by Paul Clark with NCDEQ.

Chairman Morton asked if there is a management practice that would allow you to build beyond the 10%. Mr. Gover stated once our allocation runs out, we have no choice to not use the high density option. Chairman Morton asked where the other watersheds are located in town. Mr. Gover stated there is one near Flat Rock Road and one near the Lake Corriher area off of Kimball Road.

Chairman Morton opened the courtesy hearing.

Chairman Morton closed the courtesy hearing.

Mr. Bivens made the motion that 2021-TA-02 is consistent with Land Use Plan to facilitate Light Industrial development. He also made a motion to recommend to the Town Council to approve 2021-TA-02. Mrs. Bivens-Hager seconded the motion, which carried unanimously.

2021-TA-03; Flood Damage Prevention Ordinance

a. Amendments updating Floodplain Development Ordinance

Mr. Gover stated the Town relies on Rowan County Planning and Development to administer the Flood Damage Prevention Ordinance. He stated to implement the ordinance effectively our ordinance must mirror Rowan County's ordinance.

Chairman Morton opened the courtesy hearing.

Chairman Morton closed the courtesy hearing.

Mr. Maynor made the motion that 2021-TA-03 is reasonable and consistent because it matches the Rowan County Planning and Development Flood Damage Prevention Ordinance. He also made the motion to recommend to the Town Council to approve 2021-TA-03. Mr. Bivens seconded the motion, which carried unanimously.

Adjourn

Mr. Maynor made the motion to adjourn. Mr. Bivens seconded the motion, which was carried unanimously.

David Morton
Chairman

Pamela L. Mills, CMC
Town Clerk